

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Vistaway Court, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,642,000

Property Type House

Suburb Donvale

Period - From 01/04/2024

to

31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	68 Polaris Dr DONCASTER EAST 3109	\$1,865,000	23/05/2025
2	5 Craileen St DONVALE 3111	\$1,835,000	10/05/2025
3	9A Ireland Av DONCASTER EAST 3109	\$1,900,000	15/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/06/2025 11:29



 4  3  2

Property Type: House (Res)

Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2025: \$1,642,000

Comparable Properties



68 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,865,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)

Land Size: 767 sqm approx



5 Craileen St DONVALE 3111 (REI)

Agent Comments

 5  3  2

Price: \$1,835,000

Method: Private Sale

Date: 10/05/2025

Property Type: House

Land Size: 333 sqm approx



9A Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,900,000

Method: Private Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 386 sqm approx

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